

1. Can a Homeowner just buy the tap from Lynwood and install the grinder pump later with no limitation on when to connect?

Lynwood would not allow a homeowner to simply buy a tap without paying a monthly fee for service.

First, when a person buys a tap, Lynwood is committing to make sewer service available. Every tap sold deprives a future customer of a tap since the Lynwood plant has a limited capacity. Second, more than likely the Tennessee Regulatory Authority (TRA) would not approve of this practice. Lynwood could, however, consider providing a tap to a homeowner provided the homeowner began paying some kind of minimum bill each month. Even this would have to be approved by the TRA, however, since the current Lynwood tariff has no provision for such a minimum bill.

2. If a property is already hooked on to Lynwood (there are 5 or 6 homes in Farmington already on sewer) do they still have to pay the \$10-\$12 a month for the sewer installation fee from the County?

Since these 5 or 6 customers are already hooked to the Lynwood system, these residences do not need a new sewer main installed in front of their properties to get sewer service so it would not seem appropriate for the County to charge them the \$10-12 installation fee.

3. Will Lynwood charge a lesser tap fee for those who agree to hook on to sewer early in the process?

No, not at the present time. The tap fee is set by the TRA.

The only way a lower tap fee could be set would be for the TRA to approve it. Lynwood could request that the TRA implement a lower tap fee, but it is unlikely it will be approved. The TRA is pretty sensitive to rate discrimination claims. Without having some cost justification, there is little reason for the TRA to set a lower tap fee for those agreeing to hook on early. A difference in timing does not change the cost of installing a tap or justify less revenue to the utility from a tap.

4. Once the sewer is installed, can the residence be expanded

It is my understanding that any improvements to a residence would likely be within the built-in safety factors of the system, especially given the limited lot size of these properties. So, even if an additional bedroom, for instance, was constructed after the sewer is connected, it would not have an affect on the system or the grinder pump.

Additionally, Lynwood's rates are based upon water consumption at the residence which is used as an estimate of the amount of sewage treated. Therefore, a residential expansion which increased water consumption would just increase the sewer bill. If an expansion did not increase water consumption, i.e. adding a bedroom and den, then the sewer bill should not change.

This explanation only applies when the expansion is truly an expansion and the not the construction of an additional residence on the same property. If an expansion is essentially making an existing house a duplex, then it would be appropriate to require a second sewer tap to the new living unit. The City of Franklin would require a second water tap in this situation.